

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 1/23/2002 Item 3.e.

File Number
C01-10-094

Application Type
Conventional Rezoning

Council District
3

Planning Area
Central

Assessor's Parcel Number(s)
259-23-005

PROJECT DESCRIPTION

Completed by: John Davidson

Location: Northwest corner of Bassett and North San Pedro Streets

Gross Acreage: 0.18 acres

Net Acreage: 0.18 acres

Net Density: NA

Existing Zoning: LI Light Industrial

Existing Use: Warehouse

Proposed Zoning: CG Commercial General

Proposed Use: Supper Club and Banquet Facility

GENERAL PLAN

Completed by: JED

Land Use/Transportation Diagram Designation
General Commercial

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JED

North: A(PD) Planned Development

Union Pacific Railroad, Vacant Lot approved for high density residential (College Park)

East: LI Light Industrial

Parking Lot, Coleman Overpass

South: LI Light Industrial

Towing Company, Warehouses

West: LI Light Industrial

Warehouses

ENVIRONMENTAL STATUS

Completed by: JED

☒ Environmental Impact Report found complete
☐ Negative Declaration adopted

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: JED

Annexation Title: Original City

Date: 03/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/OWNER/DEVELOPER

Jorge Sanchez
18 S. Almaden Ave.
San Jose, CA 95113

Tony Tran
Trenka, LLC
199 Bassett Street
San Jose, CA 95110

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: JED

Department of Public Works

None received.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Jorge Sanchez, is requesting a Conforming Rezoning from LI Light Industrial to CG General Commercial Zoning District to allow commercial uses on a 0.18 gross acre site within the Julian-Stockton Redevelopment Project Area. The project site is within the permitting jurisdiction of the Redevelopment Agency, and so any development permits based upon the new commercial zoning district will be processed by Agency staff.

The site is developed with a warehouse structure of approximately 15,000 sq.ft. proposed for conversion to a supper club/banquet facility. The site is surrounded by the Union Pacific Railroad and vacant land approved for high density residential (College Park) to the north, a parking lot and the Coleman Overpass to the east, residences, a towing company and warehouses to the south, and commercial and warehouses to the west.

GENERAL PLAN CONFORMANCE

The proposed rezoning is consistent with the San José General Plan Land Use/Transportation Diagram designations of General Commercial. The applicant intends to redevelop the subject site with a restaurant/supper club. Rezoning the site, which is designated General Commercial, from LI Light Industrial to CG General Commercial will allow a variety of commercial uses, in conformance with the General Plan.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan," and certified on August 16, 1994, by the City of San José City Council.

ANALYSIS

This rezoning will facilitate redevelopment of the project site with commercial uses, including the proposed supper club, in conformance with the General Plan designation for the site. Redevelopment Agency staff will continue to work with the applicant at the development review stage to ensure that future development is appropriately integrated with the surrounding uses.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the subject site, and staff has been available to respond to any questions regarding the proposed re-zoning.

RECOMMENDATION

Planning staff recommends approval of the proposed Conforming Rezoning for the following reasons:

1. The proposed rezoning is consistent with the San Jose 2020 General Plan Land Use/Transportation designation of General Commercial.
2. The proposed rezoning is compatible with surrounding land uses.
3. The proposed rezoning will facilitate redevelopment of the subject site in conformance with the General Plan.